MEMORANDUM

Date: February 11, 2026

To: Caroline Street and Bahama Village Community Redevelopment Agency

Via: Brian L. Barroso
City Manager

From: Gary Moreira
Senior Property Manager

Subject: **Lazy Way Lane Unit G – Lease renewal for Dragonfly Key West, LLC**
File ID: 26-4916

Introduction

This is a request to approve a lease renewal for Dragonfly Key West, LLC for Unit G on Lazy Way Lane.

Background

Keir Loranger has proven to be a successful and desired business at the Historic Seaport since 2008 and is requesting a five-year lease renewal. The business carries bright, colorful and unique imported clothing and accessories and is a good addition to the tenant mix on Lazy Way.

Ms. Loranger, operating under Dragonfly Key West, LLC has an excellent tenant history with the Key West Bight and has met all financial and other obligations under the lease since the outset of her tenancy.

At their meeting of January 14, 2026, the Key West Bight Management District Board unanimously approved the lease renewal via resolution KWBB 26-01.

Procurement

Demised Premises:	326 square feet
Rate:	$1,720.00 per month with annual increases based upon increases in the Consumers Price Index.
Percentage Rent:	6% of gross sales in excess of the percentage rent base amount.

Additional Rent:	Tenant shall pay its pro rata share of triple net charges including common area maintenance, property taxes and insurance.
Utilities:	Tenant shall pay for all utility usage including, but not limited to, electricity and trash.

Recommendation

Staff recommends the CRA approve and execute this market rate lease.